

Rezoning Transportation Analysis

Petition Number: 2020-153

General Location Identifier: Tax ID: 03105148

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Reviewer:

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Revision Log:

Date	Description
11-30-2020	First Review (EL)
12-28-2020	Second Review (EL)
01-21-2021	Third Review (EL)
02-24-2021	Fourth Review (EL)

General Review Information

The petition is located adjacent to Mount Holly Road (State-maintained, major thoroughfare) and Sonoma Valley drive (City-maintained, major collector). The petition is in a wedge and is outside Route 4. The applicable plan for the area is the Catawba Area Plan and I-485 Interchange Analysis.

Active Projects Near the Site:

- Future Traffic Signal at Rhyne Road / Mount Holly Road / Sonoma Valley Drive Intersection
 - NCDOT is developing a project to install a traffic signal at this intersection and will provide an appropriate railroad preemption.
 - No additional information is available regarding anticipated the construction date.

CDOT's review of this rezoning petition is intended to provide consistency with council adopted policies, plans, standards and guidelines including, but not limited to, the [Transportation Action Plan \(TAP\)](#), [Vision Zero](#), [Urban Street Design Guidelines \(USDG\)](#), [Center, Corridor and Wedges](#), [Charlotte BIKES](#), [Traffic Impact Study Guidelines](#) and [Charlotte WALKS](#). With a commitment to design complete streets, this review is to ensure that the City's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users.

This document is primarily for communication to Planning Department staff as part of the overall City staff analysis of the rezoning petition and includes an overall summary of the case from a transportation perspective, information on trip generation, and resolved or outstanding site plan concerns. Additional advisory information about the driveway permit process is provided for information only.

Based on our review of the petition, we offer the following information for your consideration.

Transportation Summary

The site is located on a State-maintained major thoroughfare road [Mount Holly Road]. The petitioner has committed to incorporating pavement widening along Mount Holly Road, to accommodate a future 4-travel lane roadway design to provide turn lanes. The petitioner will provide a new public street to connect to future development at the eastern adjoining property and will provide access to a future signal at the Rhyne Road / Mount Holly Road / Sonoma Valley Drive intersection. In addition to other improvements, the petitioner has agreed to provide a financial contribution to the Mt. Holly/Rhyne Rd. intersection improvement. An internal private street network will extend a cross access connection that will be further extended by future development at the northern property line. The petitioner has committed to constructing a 12-foot shared-use path to support safe pedestrian infrastructure in the area. All outstanding CDOT comments have been resolved.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 Dwelling	10	Tax Record
Entitlement with Current Zoning	Single Family (R-3, 9.08 acres) Apartments (R-17MF 3.96 acres)	27 Dwellings 67 Units	675	General Guidance from Planning
Proposed Zoning	Apartments	221 Units	1,205	Site Plan: 09-15-2020

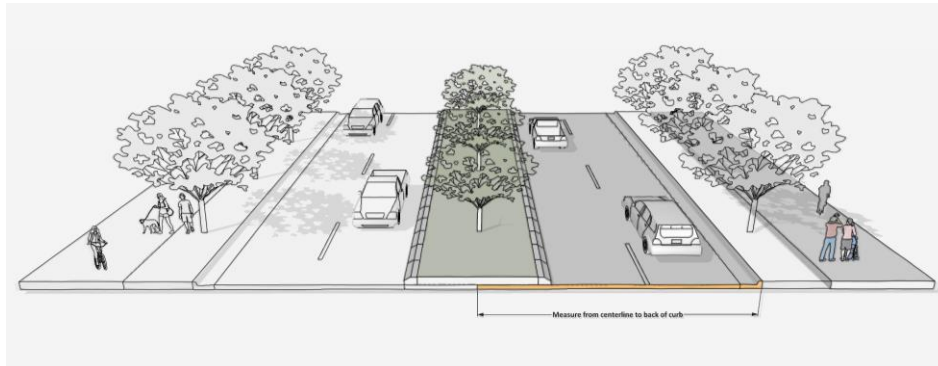
Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. ~~Outstanding~~ (site plan dated 12.14.2020) ~~Curbline:~~

~~Mount Holly Road:~~ Location of curb and gutter needs to be installed 33-feet from road centerline.



~~Label and dimension the curb and gutter from the centerline for each road on the site plan.~~

2. ~~Traffic Study:~~

~~A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.~~

3. ~~Revise site plan and conditional note(s) to commit to dedicate 53-feet of right-of-way from the Mount Holly Road centerline. The site plan shall label and dimension the right-of-way from the road centerline.~~

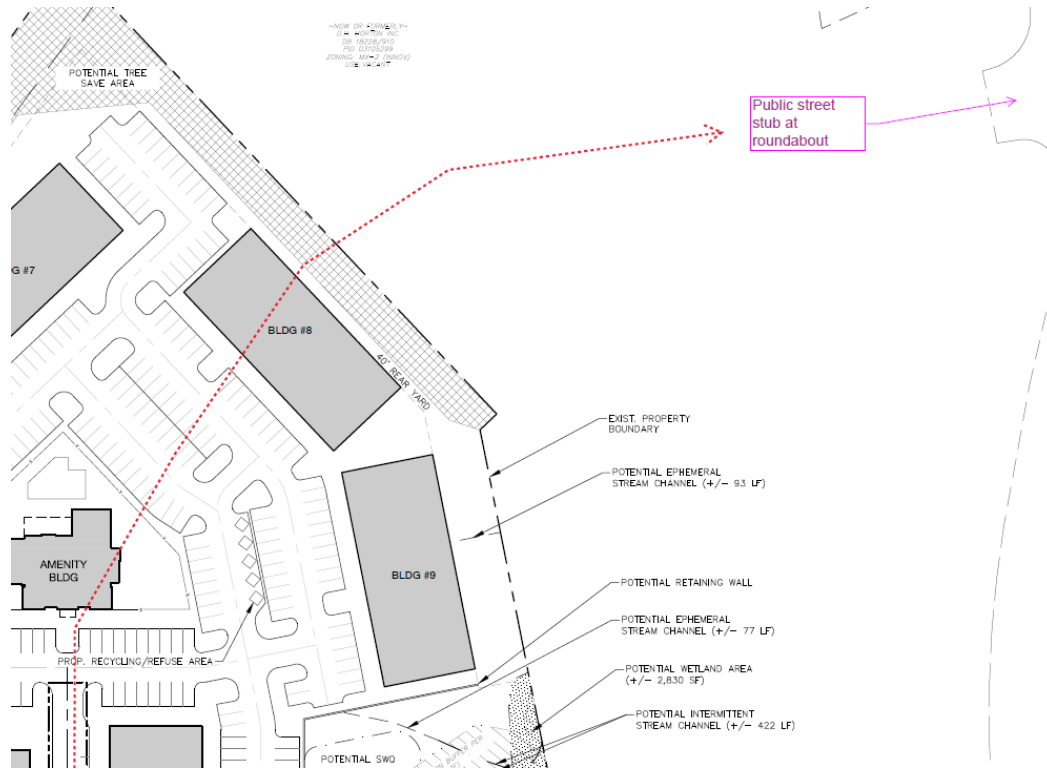
4. ~~Outstanding~~ (site plan dated 12.14.2020) ~~Revise conditional note~~ **Section: Transportation (5)** ~~to commit to designing both proposed turn lanes according to NCDOT standards. Revise the site plan to clearly indicate the proposed left-turn lane approach and departure taper lengths. NCDOT requires the developer to construct a 4-lane divided road section, if the proposed left-turn lane departure taper is less than 100-feet of the existing eastbound left-turn lane on Mount Holly Road, for the Rhyne Road / Mount Holly Road / Sonoma Valley Drive Intersection. The proposed westbound right-turn lane taper should be extended from the existing westbound merging taper on Mount Holly Road.~~

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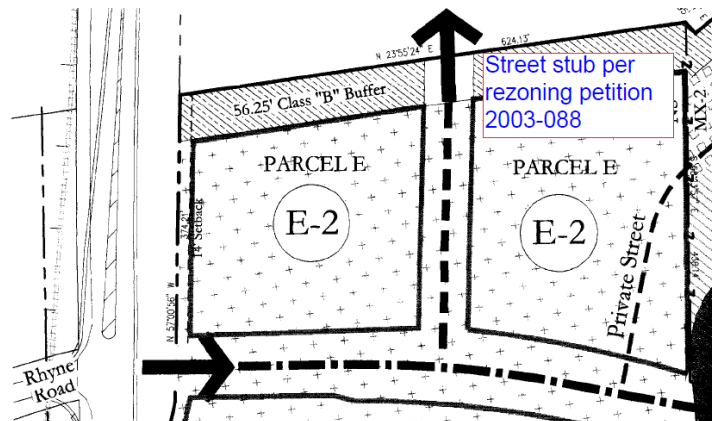
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5. ~~Site plan and conditional note(s) revisions are required to meet the requirements of Chapter 19-173 of the City Code. Provide an 8-foot planting strip per code and a 12-foot multi-use path, from the Mount Holly Road future curbline, to meet the City of Charlotte BIKES Policy.~~
6. ~~**Outstanding** (site plan dated 12.14.2020) As requested by CDOT and NCDOT, revise site plan and conditional note(s) to establish a north/south public street network, to establish a future connection to the stubbed leg of the roundabout at Sonoma Valley Drive/Turning Valley Drive. This would allow residents of the apartments to access the future signal at Rhyme Road and promotes street connectivity.~~



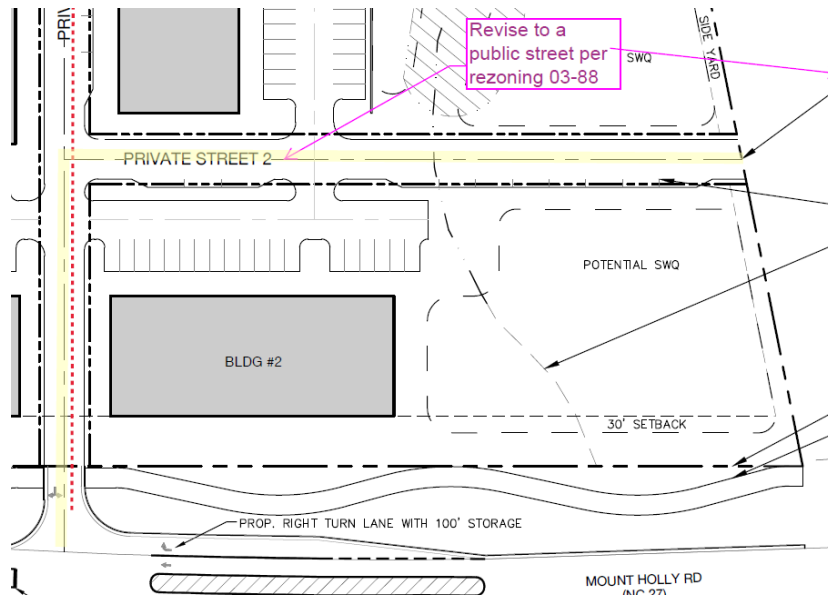
7. ~~Revise site plan and conditional note(s) to establish an east/west public street network, by converting the highlighted portions of the proposed private streets to public streets. This would allow residents of the proposed development to access the future signal at Rhyme Road.~~



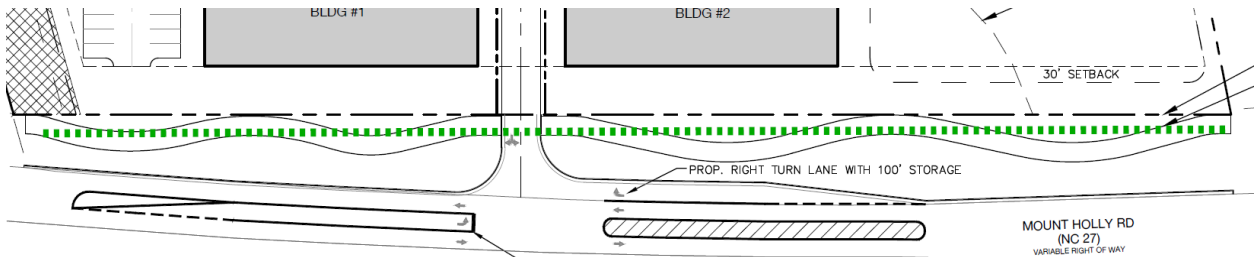
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8. ~~Revise site plan and conditional note(s) to straighten the alignment of the proposed multi-use path along Mount Holly Road. The proposed multi-use path may meander in a limited capacity to avoid critical conflict points, but the typical alignment should be generally consistent.~~



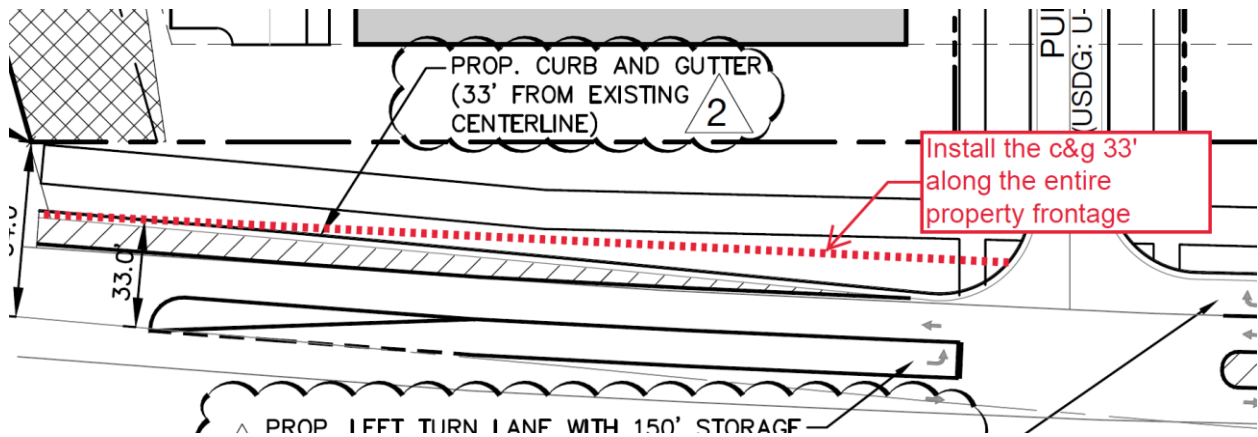
9. **Outstanding** (site plan dated 12.14.2020) ~~Revise site plan and conditional note(s) to clearly indicate NCDOT's controlled access (C/A) limits along Mount Holly Road. Coordinate with NCDOT to include the accurate C/A extents. If the C/A limits extends along the Mount Holly Road property frontage, place the proposed multi-use path within a sidewalk-utility-easement (SUE).~~
10. ~~A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued is needed. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.~~
11. ~~A site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued is needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~

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12. **Technical Clarification** (site plan dated 1.11.21) Revise the site plan to install the proposed curb and gutter 33-feet from Mount Holly Road centerline, along the entire property frontage.



Advisory Information

The following are requirements of the developer that must be satisfied prior to driveway permit approval. These requirements shall be reflected on the rezoning plan, as appropriate.

1. CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte, per the City of Charlotte's Driveway Regulations.
2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' sight triangles (and two 10' x 70' sight triangles on NCDOT-maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs shall not interfere with sight distance at the entrance(s) and shall be identified on the site plan.
3. The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and NCDOT on NCDOT-maintained streets) for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
4. All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
7. The petitioner needs to complete and submit the [Right of way Abandonment Petition form](#) to CDOT for review. The decision of this rezoning petition does not correlate with the decision of the possible abandonment, as this decision is issued within the separate Right of Way Abandonment process that is controlled by North Carolina General Statutes.
8. To attain a street and pedestrian lighting recommendation, the petitioner should coordinate with Anthony Mendez, CDOT. Please visit the following link:
<https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx>